173.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,009,600 / 1,009,600
					USE VALUE:	1,009,600 / 1,009,600
					ASSESSED:	1,009,600 / 1,009,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURNS KIMBERLY D/ TRUSTEE
Owner 2:	KIMBERLY D BURNS 2020 FAMILY
Owner 3:	TRUST
Street 1:	82 PAUL REVERE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BURNS KIMBERLY D -
Owner 2:	-
Street 1:	82 PAUL REVERE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,221 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 2218 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5221.000	606,000		403,600	1,009,600
Total Card	0.120	606,000		403,600	1,009,600
Total Parcel	0.120	606,000		403,600	1,009,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.18 | /Parcel: 455.1

Legal Description

User Acct 115182

GIS Ref

GIS Ref

Insp Date 06/19/19

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 173.0-0004-0010.0

!13438!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	552,100	0	5,221.	403,600	955,700	955,700	Year End Roll	12/18/2019
2019	101	FV	121,600	0	5,221.	397,900	519,500	519,500	Year End Roll	1/3/2019
2018	101	FV	121,600	0	5,221.	305,600	427,200	427,200	Year End Roll	12/20/2017
2017	101	FV	121,600	0	5,221.	288,300	409,900	409,900	Year End Roll	1/3/2017
2016	101	FV	121,600	0	5,221.	265,200	386,800	386,800	Year End	1/4/2016
2015	101	FV	121,000	0	5,221.	248,000	369,000	369,000	Year End Roll	12/11/2014
2014	101	FV	121,000	0	5,221.	228,300	349,300	349,300	Year End Roll	12/16/2013
2013	101	FV	121,000	0	5,221.	228,300	349,300	349,300		12/13/2012

PRINT

Date	Time
12/11/20	03:23:37

LAST REV

Date	Time
09/29/20	11:55:01

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13438

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURNS KIMBERLY	74190-26	1	2/26/2020	Convenience	1	No	No		
24 EPPING STREE	72768-127	1	6/14/2019		1,163,000	No	No		
SONDHI SANIL,	69306-211		5/19/2017		500,000	No	No		
BARBERA JULIE	41308-318		10/29/2003		308,000	No	No		
GILPATRICK ALIC	31860-572		9/27/2000		210,000	No	No		
GILPATRICK ALIC	24687-362		7/8/1994			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2018	1603	Addition	210,000	O				
10/10/1997	607	Manual	3,288	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2019	SQ Returned	JO	Jenny O
6/19/2019	Permit Visit	DGM	D Mann
6/19/2019	Meas/Inspect	DGM	D Mann
7/21/2018	MEAS&NOTICE	CC	Chris C
10/17/2008	Measured	197	PATRIOT
10/17/2008	Meas/Inspect	197	PATRIOT
2/15/2004	MLS	HC	Helen Chinal
1/6/2001	MLS	MM	Mary M
2/16/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115182
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5221		Sq. Ft.	Site		0	70.	1.10	6									403,640						403,600	

Total AC/HA:	0.11986	Total SF/SM:	5221	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	403,640	Spl Credit		Total:	403,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1947	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19404149
Const Adj.:	0.99989998
Adj $ / SQ:	149.240
Other Features:	94278
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	612143
Depreciation:	6121
Depreciated Total:	606021

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

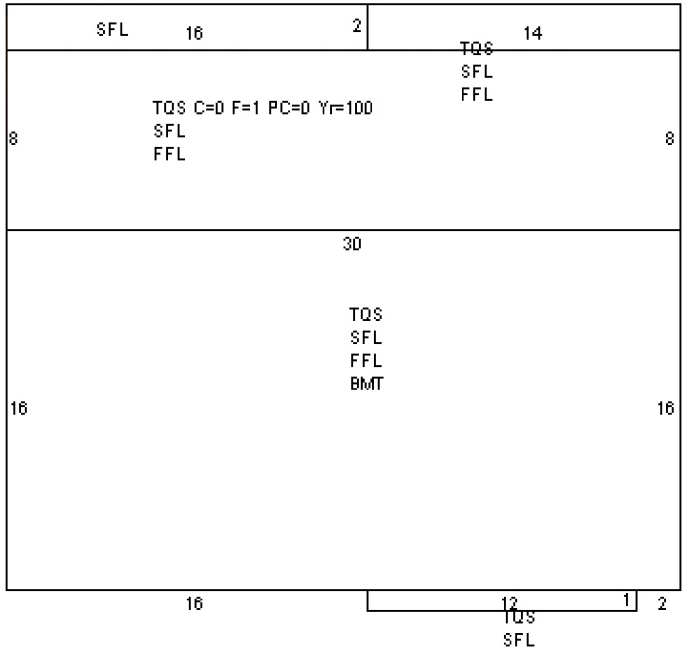
No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	217.89
Special Features:	0	Val/Su Net:	251.45
Final Total:	606000	Val/Su SzAd	313.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	792	149.240	118,198
FFL	First Floor	748	149.240	111,632
BMT	Basement	480	77.010	36,964
TQS	3/4 Story	390	149.240	58,204

Net Sketched Area:	2,410	Total:	
Size Ad	1930	Gross Are	7340	FinArea	2218
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	